

Neighborhood Meeting Summary – Dawson Trails [Proposed Rezoning: Residential, Mixed Use, Office, Industrial] – 2062 acres

Neighborhood Meeting #3 – Oct. 12, 2021, 6:00 p.m. to 8:00 p.m.

Location and Format – P.S. Miller Library, Hybrid

Westside Partners held a neighborhood meeting to present and discuss the Dawson Trails PD Plan and Zoning as submitted to the Town for first review on August 18. The proposal includes 2200 MF units, 3650 SF-D units, 3.2 million square feet of non-residential (1.9M s.f. Flex space, 200K s.f. Office, 553K light industrial, 535K retail), 751 (36%) acres open space, and 245 (12%) acres public land. The public land dedication anticipates one high school, two elementary schools, a regional park and Town recreation and fire facilities.

This meeting represented the third required neighborhood meeting; additional neighborhood meetings will be held prior to the public hearings. The meeting was conducted in a hybrid format. The neighborhood meeting notice was mailed to all property owners within 500-feet of the project site, as well as surrounding HOAs, and property owners adjacent to the west frontage road. The written notice included a project narrative, vicinity map, PD Plan, and trails plan. Approximately 21 people attended in person and 17 attended virtually. The following represents a summary of the neighborhood meeting.

#### Applicant Representatives:

- Larry Jacobson, Westside Partners
- Jake Schroeder, Westside Partners
- Mitch Black, Norris Design
- Jeremy Lott, Norris Design
- Stacey Weaks, Norris Design
- Ty Robbins, Norris Design
- Dave Jenkins, Norris Design
- Blake Calver, CORE Engineering
- Steve Tuttle, Fox/Tuttle Traffic Consultants

#### Town Representatives:

- Camden Bender, Community Outreach Program Manager
- Cara Reed, Neighborhood Liaison
- Sandy Vossler, Senior Planner
- Tara Vargish, Development Services Director
- Caryn Johnson, Town Councilwoman, District #5
- Tim Dietz, Town Councilman, District #6

#### In-person Attendees

- Don & Lisa Skidmore
- Lesli Fritts
- Bev Clemens
- Jan & Glen Burmeister
- Rory Hodgson
- Cliff Orson
- Scott Allmon
- Doug Schull
- Sue Parks
- Joe Showers
- Mike Rector
- Katrina Jennings
- Randy Parks

- Dennis & Gina Ingram
- Peter Smith
- Jerry & Carol Wrightsman
- Al Heinrich

#### Virtual Participants

1. Melanie Calhoun
2. Mark Albright
3. Carol Kingery
4. Damian Cox
5. Larry Larkins
6. Tom Rathman
7. Diane Fischer
8. Scott Allmon
9. Now
10. Almikolajczyk
11. Carol
12. Craig
13. Kathy Heinrich
14. Kristi Cal
15. Janet Redmond
16. Galaxy S21 Ultra 5G
17. 13039109448

The applicant presentation discussed the following:

- Project summary of
  - Vicinity map
  - Property history
  - Submittal package to the Town
  - PD Plan
  - Crystal Valley Interchange update
  - West Frontage Road Update
  - Interchange Overlay Planning Areas
  - Site Utilization breakdown
  - Character Areas
  - Open Space and Public Land
  - Phasing Plan
  - Compliance with the Southwest Quadrant Plan and Comprehensive Master Plan
  - Anticipated timeline for public hearings

Attendees and participants had the following comments and questions:

- Frontage road safety from increased traffic, including construction vehicle traffic. Will there be a commitment to have frontage road complete before any development happens? Response: Applicant is working with Town to ensure frontage road is in place, is working to have emergency access in place, and working on timing specifics through future development review (CDs, DA). Town's firm position is interchange and frontage road must be open. Applicant's understanding is that horizontal site work may concurrent with CVI construction.
- Would capping annual building permits affect the financial viability of the project? Applicant: Development is operating under current conditions and regulations.  
Where is water coming from and will it affect existing wells? Applicant: Water efficiency plan is part of PDP amendment. Dawson Trails will tie into town's infrastructure to provide water. Town has robust standards for responsible and efficient water use.

- Concern with motorists using frontage road like another highway lane. Applicant: Road will be constructed in accordance with Town standards and will involve many key stakeholders and agencies to review and approve design.
- Traffic Issues; what studies have been done, or are planned to determine the impact to Twin Oaks community? How to mitigate negative impacts? The trip generation – 8 trips per household – will have an overwhelming impact to the community. Why medium density on northern edge adjacent to Twin Oaks vs. low density and larger lots for better transition/cushion? Applicant: Traffic study considers interchange, frontage roads, access points, with background data being factored in. Traffic study under review by the Town. Roads will be designed to provide sufficient capacity to handle traffic demand. Street system avoids carrying collectors further into site than necessary, for infrastructure efficiency purposes. Extent of infrastructure determines density and intensity of certain areas.
- Reference to page 15 of the PDP – provision committing to not reducing perimeter buffers should apply to all planning areas adjacent to County development. Applicant: Acknowledges the omission and will update document to add the same provision to other planning areas adjacent to County development.
- Is there a minimum required density necessary to trigger construction of the interchange? Applicant: Interchange is already needed, and this development is needed to contribute and participate in the design and construction. We can now factor in proposed density of project and will factor in commercial SF as well. We now have known numbers to include to inform the improvement details.
- Recently purchased home in Twin Oaks, is concerned with proximity to homes in Dawson Trails, do you want to buy my house? Applicant: Not interested in purchasing the property.
- Who can we reach out with additional questions and more information? There are lots of unknowns at this point and is there any reason why we can't wait until infrastructure is in place, and wait before committing to these plans? Applicant: Developer is working towards a plan that has long term viability and resilience to market shifts and changing circumstances. There is a strong desire to contribute to a high quality of life within Castle Rock.
- Concerned with traffic on Territorial Road and gravel roads throughout Twin Oaks with bridal easements, wildlife, horses, etc. How can you minimize traffic redirection in case of an accident on I-25 or poor weather? Applicant: Steve Tuttle, traffic consultant, the traffic study will consider all aspects and impacts, including possible cut-thru traffic. Intersection sizing, de-emphasizing certain access points, traffic calming techniques, and design elements to discourage cut-thru traffic will all be considered and implemented where appropriate.
- Expressed audio difficulties for online participants. Applicant: Increased volume and increased proximity to the laptop microphone.
- Roadway projects are behind construction throughout the metro area. Concerned with timing of completion of proposed roadway infrastructure. Will there be improvements made to Plum Creek Parkway? Recommended a higher growth rate factor in the TIS. Applicant: Regional modeling and assumptions from DRCOG have been used in the TIS. Study also incorporates known developments in the area, including Miller's Landing and associated improvements to Plum Creek Parkway.
- What are the water requirements (how much is required) and is there enough? Applicant: Blake Calvert, civil engineer, Development Agreement will quantify water resources to be dedicated to the Town. The Town is the water provider, and a water bank will be established for residential and non-residential units on site, as well as irrigation. Particular details are dependent on ultimate uses. A water consultant is working on a water efficiency plan which will inform site design decisions. The Town has informed developer that there is water resources and capacity available.
- Concerned with noise and light impacts on proposed PLD area at the SE corner of the site; it is not a good plan or location for a park and ball fields. The development also needs more OS and needs to downzone further to preserve quality of life and reduce impacts on wildlife. Applicant: Developer is taking wildlife impacts into consideration, including preserving open space and identifying OS corridors on the PDP.

The project is located in Councilmember Dietz' district.

The meeting adjourned at 8:00 p.m.; the library was closing and staff asked that the meeting be concluded.